

IMPORTANT

For residents and property owners

INFORMATION

REGARDING THE RISK OF FLOODS WITHIN OUR AREA

The Flood Hazard

The primary causes of flooding in our community are tropical storm systems and afternoon thunderstorms, which generally occur from June to November. Certain areas of our community are low-lying and subject to flooding from rising water. Other flooding can occur from storm water runoff. To find out if your property is located in a flood zone, if it is vulnerable to stormwater drainage problems, or if you are in an area with natural floodplain functions that should be protected, please call (561) 791-4000. You may also inquire about historical flood information, and find out if a FEMA elevation certificate that includes flood insurance rating data is on file for your property.

Floodplain Development Permit Requirements

Any development in the floodplain requires a building permit to ensure development according to flood regulations. Substantial improvement to a structure is any construction, addition, alteration, repair, reconstruction, or other improvement of a building where the cost of the improvement equals or exceeds 50% of the market value of the building before the start of construction. Substantial improvements must meet the same construction requirements as a new building. Substantially damaged structures must be brought up to the same standards as a new building. If you suspect illegal floodplain development is occurring, or if you need additional information, please call PZB at 561-753-2418.

DRAINAGE SYSTEM MAINTENANCE

A community can lose a portion of its drainage system conveyance or storm water storage capacity due to illegal dumping, debris, soil erosion and sedimentation, as well as overgrowth of vegetation. When this happens, flooding occurs more frequently and reaches higher elevations, subjecting properties otherwise protected, to an unnecessary risk of damage. Practice good drainage maintenance by keeping grass clippings and other debris out of storm water drainage systems and drainage canals to prevent clogging and loss of storm water storage and conveyance capacity. Please report dumping violations and observed canal obstructions to the Public Works Department at 791-4003. If you would like advice and recommendations to alleviate drainage problems on your property, call 791-4000 to speak to a community representative.

If you experience any localized drainage problems, including illegal dumping into City drainage canals or storm water systems, please call Public Works at 561-791-4003.

IMPORTANT PHONE NUMBERS

Flood Services

Construction in the floodplain, elevation certificates and flood zone determinations within Wellington: **561-791-4000**

Canal dumping & obstructions: .. **561-791-4003**

Emergency Phone Numbers

Emergency Services: **561-791-4037**

Utility Customer Service

(water & wastewater): **561-791-4000**

Public Works (roads, swales, sidewalks, storm drains, street signs): **561-791-4003**

Additional Emergency Phone Numbers

Fire/Police/Emergency: **911**

Sheriff Substation

(non-emergency): **561-688-5447**

Palm Beach County

Emergency Management: **561-712-6400**

Traffic Signal Damage: **561-683-6885**

Florida Power & Light: **561-697-8000**

Bell South: **611**

American Red Cross: **561-833-7711**

Animal Care & Control: **561-233-1200**

**During an emergency tune to:
WQCY420 1680 AM radio station
TV Channel 18**

**www.pbcgov.com/dem
www.wellingtonfl.gov**

The **Flood Information Brochure** is produced by the Village of Wellington to inform residents of flood precautions and is also available on our website at www.wellingtonfl.gov



left to right top:

Michael J. Napoleone, Councilman
Tanya Siskind, Councilwoman
Michael Drahos, Councilman

left to right bottom:

John T. McGovern, Vice Mayor
Anne Gerwig, Mayor

Manager

Paul Schofield

**FOR FURTHER ASSISTANCE
PLEASE CONTACT**

561-791-4000

*For local flood information, please visit
www.wellingtonfl.gov/access-wellington/flood*

*For more flood information, please visit
www.floridadisaster.org*

*Para información sobre inundación en español visite el Web site de FEMA en
www.floridadisaster.org*



FLOOD Information

**Building Division, Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414
Phone: 561-791-4000**



WHAT CAN YOU DO?

PROPERTY

Flood

PROTECTION MEASURES



Every year, flooding causes more property damage in the United States than any other type of natural disaster. While recent construction practices and regulations have made new homes less prone to flooding, many older, existing structures, remain susceptible. Throughout the country, there is a growing interest from property owners to develop practical and cost effective methods for reducing or eliminating exposure to flooding.

There are several approaches to retrofitting:

- Elevation of the structure above flood levels
- Construction of barriers (flood walls, berms)
- Dry flood proofing (water tight floors and walls)

When a flood threatens, it is always advisable to take the following emergency actions:

- Sand bagging to reduce erosion and scouring
- Elevate furniture above flood stage levels
- Create floodway openings in non-habitable areas such as garage doors
- Seal sewer lines to prevent the back flow of sewer waters

Several effective techniques include relocation of a building to a site that is not subject to flooding, construction of flood walls or berms to keep water away from the property or retrofitting structures to make them flood proof. Retrofitting is a different approach as the property itself remains subject to flooding while the building on it is modified to prevent or minimize flooding of habitable space. To speak to Building Department Staff about flood protection advice and assistance, and for information about types of financial assistance that may be available for these techniques, please call 561-791-4000. If necessary, a community representative will visit the site in question and review the problem with the resident.

FLOOD SAFETY MEASURES

You can protect yourself from flood hazards by taking measures to ensure the safety of life and property before, during, and after a flood.

- Do not walk through flowing water. Drowning is the number one cause of flood-related deaths. Currents can be deceptive; six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or stick to gauge how deep the water is.
- Do not drive through a flooded area. More people drown in their cars than anywhere else. Don't drive around road barriers; the road or bridge may be washed away and canals may not be distinguishable from roads.
- Stay away from power lines and electrical wires. The number two flood killer after drowning is electrocution.
- Report downed power lines to Florida Power & Light or to the Palm Beach County Sheriff's Department immediately.
- Wellington has instituted the CodeRED Emergency Notification System – an ultra high-speed telephone communication service for emergency notifications. For more information or to register your telephone number call 561-791-4000. Flood warnings will be broadcast by local television and radio as well as The Weather Channel.



Building Coverage Available:

Single family dwelling	\$250,000
Other residential	\$250,000
Non-residential	\$250,000
Small business structure	\$500,000

Contents Coverage Available:

Residential	\$100,000
Non-residential	\$500,000
Small business	\$500,000
Renter Contents	\$100,000

NATURAL & BENEFICIAL FUNCTIONS

Wetland areas and buffer areas adjacent to open spaces help reduce flood damage because floodwaters in a natural floodplain are permitted to spread over a large area and open spaces provide flood water storage. It is our job to help preserve natural areas. These natural areas also filter nutrients and impurities from stormwater runoff and promote infiltration and aquifer recharge. By preserving natural areas, fish and wildlife habitats are protected to provide breeding and feeding grounds. The Village of Wellington is proud to have approximately 6,000 acres of open space in the Special Flood Hazard Area.